



PETTENGELLS
ESTATE AGENTS

132 Gore Road, New Milton, Hampshire, BH25 6SJ

Offers Over £350,000

132 Gore Road, New Milton, Hampshire, BH25 6SJ

- Semi detached chalet bungalow
- Three double bedrooms
- Bathroom and separate WC
- Lounge
- Kitchen/breakfast room
- Long driveway with detached garage
- Front and rear gardens
- Double glazed
- Gas fired central heating
- Freehold





A SPACIOUS THREE BEDROOM SEMI DETACHED CHALET STYLE PROPERTY WITH DRIVE AND GARAGE

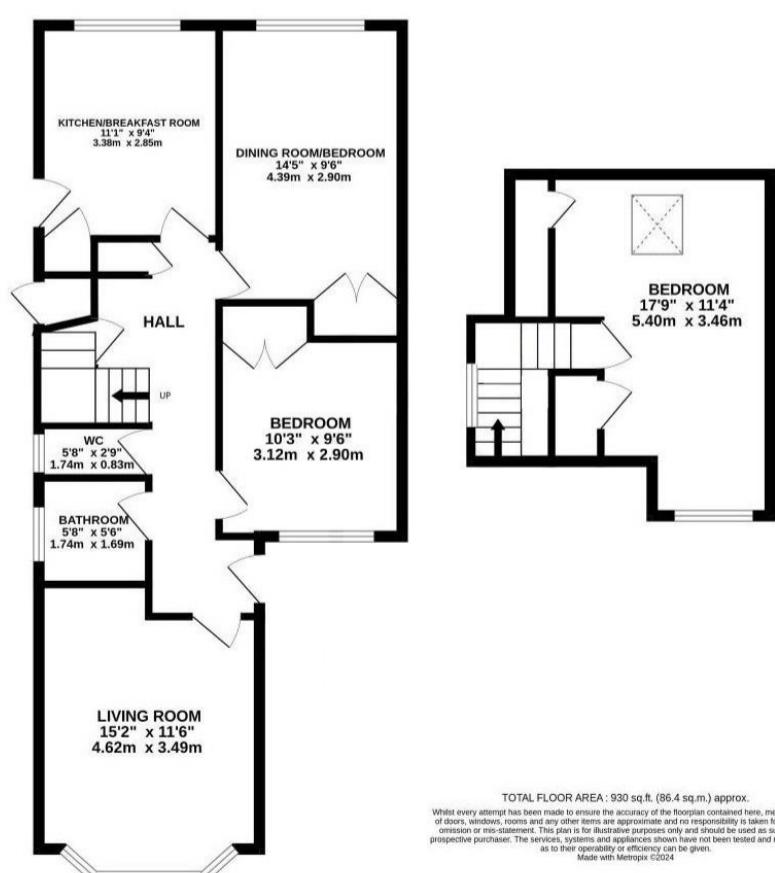
Accommodation: The front door opens into the hallway with a spacious and bright living room overlooking the front. There are two double bedrooms on the ground floor both with fitted cupboards with a bathroom and separate WC also on the ground floor. The kitchen at the rear overlooks the lovely garden with a door to the side giving access to the rear garden. On the first floor there is a spacious bedroom with large eves storage which offers further scope (subject to planning)

Outside: The attractive front garden is laid to lawn with mature flower and shrub boarders and could offer further off road parking subject to a dropped kerb and planning. The private rear garden has a large storage shed and has mature shrub boarders. To the right of the adjoining property there is a long driveway with a detached garage measuring (2.5 x 4.9m) with up and over door. (We have not had sight of the title documents yet to verify)

EPC D, Council tax band: D, Tenure: Freehold

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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